



STATE OF TENNESSEE
DEPARTMENT OF GENERAL SERVICES

REQUEST FOR INFORMATION ("RFI")

Questions and Responses

For

Real Estate Master Plan Consultant

RFI #32110-00119

Date: July 15, 2019

QUESTION / COMMENT	STATE RESPONSE
1. For the purposes of developing a comprehensive real estate master plan, we would like to clarify in RFI No. 32110-00119 the scope of buildings and properties to be included. If possible, please provide additional information regarding the types of assets, which would be part of this plan.	<p>The real property assets included in the master plan study will include both State owned and leased properties in the Metropolitan Davidson County area and throughout middle Tennessee. The scope will generally include traditional office and industrial buildings. It will not include higher education real property, state parks, prisons, armories, hospitals, group homes, and other dwellings. A comprehensive list of asset and property details will be provided with the RFQ in the future.</p> <p>The scope of work will initially focus on Nashville and Metropolitan Davidson County and expand to middle Tennessee depending upon availability of funding.</p> <p>There may be additional phases beyond middle Tennessee, depending upon availability of funding.</p>
2. Is the geographic scope of the study limited to Metropolitan Nashville and Middle TN? Or will the State be seeking a statewide study.	Please refer to response to question #1.
3. Are all counties within Middle TN included, or is the State envisioning that a subset of the counties be the focus?	Please refer to the response to questions #1.
4. Are there any specific business drivers for this work outside of the State's economic and real estate growth?	No.
5. Can you provide any more detail on the State's real estate portfolio in terms of property types, locations and square footage? Are all state properties under consideration including	Please refer to the response to questions #1.

land?	
6. Is it anticipated that the master plan is more focused on streamlining the existing footprint to reduce operating costs or disposing parcels / properties per "highest and best use" strategy to monetize these assets?	The State is looking for a master plan to provide a roadmap for the long term efficient use of real property assets. The plan should take into account streamlining the existing footprint in terms of size and location of assets to maximize operational efficiencies.
7. Are all State properties and property types in-scope for this work?	Please refer to the responses to questions #1.
8. What is the anticipated term of the master plan (e.g., 3-year, 5-year, 10-year)?	<p>The State is seeking guidance from the respondent on the term of the master plan to achieve the efficiencies as noted in #6.</p> <p>The State would like to have a three year short term plan that is part of a longer term strategic ten year master plan.</p>
9. Does the State expect the Consultant to perform engineering conditions assessments of each property to determine "highest & best use"?	No. The State will provide condition assessments of the properties, along with detailed property data and metrics for use in the master plan study.
10. Does the State expect the Consultant to develop capital spend requirements for improvements to strategic facilities?	No.
11. Does the State expect the Consultant to advise on other improvement opportunities across the portfolio (i.e., potential operating models for facilities management, project management, real estate transactions, lease administration, etc.)	No.
12. Is the ultimate successful proposer eligible to represent the State as a broker on transactions that may emerge as a result of the master plan?	There are no conflicts preventing responses to this RFI. Any potential organizational conflicts of interests involved in responding to the RFQ will be addressed at that time.